



**323 Acres/131 Hectares  
Sarita Valley**

**Site 76**

<b>Property</b>			
Total Acreage: <b>323 acres/131 hectares</b>		Map: <b>MAPSCO Austin 2006 Street Guide, pg. 313 &amp; 343, Sec. U, Y, Z, C &amp; D</b>	
<b>Location</b>			
City: <b>Leander</b>		County: <b>Williamson</b>	
Address/Directions: <b>East side of Ronald W. Reagan Blvd. (Parmer Lane) between East Crystal Falls Parkway and FM 2243</b>			
Within City Limits: <b>Yes</b>		Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>2.4 miles/3.9 kilometers</b>		Type of Zoning: <b>Single Family Suburban and General Commercial</b>	
Distance to Interstate Highways: <b>11 miles/17.7 kilometers</b>			
<b>General Site Information</b>			
Previous Use of Site: <b>Open Farm Land</b>	General Condition: <b>Excellent</b>	Dimensions: <b>6,000 x 2,360 feet/1,829 x 719 meters</b>	
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes</b>		Shrink/Swell Capacity: <b>Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>No</b>	Can Site Be Divided: <b>Yes</b>	Lot Size: <b>Negotiable</b>	
<b>Improvements</b>			
Road Distance to Rail: <b>2.3 miles/3.7 km west</b>		Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>		Other Improvements: <b>Not Applicable</b>	
Fenced: <b>Yes</b>		Landscaped: <b>No</b>	
Located within an Industrial Park: <b>No</b>		Type of Business: <b>Commercial, Retail, Residential</b>	
Deed Restriction(s): <b>No</b>		Covenants: <b>No</b>	
<b>Utilities</b>			
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>Not Applicable</b> Pressure: <b>Not Applicable</b>	Sewer - Size of Nearest Line: <b>Not Applicable</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>	Email: <b>Trista.fugate@peci.com</b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b>		Pressure: <b>Intermediate Pressure</b>
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>	Email: <b>mm2741@att.com and/or Joe.Bethany@suddenlink.com</b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>	Email: <b>clawsondisp@earthlink.net</b>
<b>Sales Information</b>			
Contact: <b>Mr. Jeremy Smitheal</b>	Phone: <b>(512) 476-7806</b>	Facs: <b>(512) 476-7806</b>	Email: <b>jsmitheal@riversideres.com</b> Web Site: <b>www.riversideres.com</b>
Sales Price: <b>Negotiable</b>		Lease Price: <b>Not Applicable</b>	
Comments: <b>This master planned mixed-use development includes commercial, retail and residential components. There are five retail tracts (33.32 acres/13.5 hectares) and two multi-family tracts (27.58 acres/11.2 hectares) that front Ronald W. Reagan Blvd. (Parmer Lane). There will be 779 single-family lots on 265 acres/107 hectares. The developer has extensive experience in a variety of areas. Principals of the Composite Zoning Ordinance are being incorporated.</b>			